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**NORTH OGDEN CITY  
MEMORANDUM**

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**TO:** PLANNING COMMISSION  
**FROM:** CRAIG BARKER, COMMUNITY DEVELOPMENT  
DIRECTOR  
**SUBJECT:** CONDITIONAL USE PERMIT FOR AN ADDITION TO A  
NONCONFORMING BUILDING AND USE IN THE  
RESIDENTIAL ESTATES RE-20 ZONE.  
**DATE:** 5/31/2013

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Many years ago, the City allowed a former owner of property, located at 111 East Pleasant View Drive, to operate a home occupation from a newly constructed building. The business operated at this site has changed over the years. Mr. Rands' business has been licensed in the City since 1996. The history of this property and businesses are not detailed in any City records that have been found. Staff spoke with the previous City building inspector to obtain rather sketchy history for this property.

Mr. Rands desires to enlarge his existing building with a 75 feet by 50 feet building which is 3,750 square feet. The existing building appears to be close to 7,000 square feet. Mr. Rands operates a roofing business at this location. The property is in a residential subdivision; this particular lot being slightly larger than one acre. There is a single family home on this property as well. It can also be seen that there are recreational vehicles on the lot belonging to Mr. Rands, there is a semi-trailer belonging to Mr. Rands as well as other trailers associated with the roofing business as well as other personal property.

It appears that no development standards such as parking improvements, storm water drainage, or others were ever required for this site. The Zoning Ordinance Chapter 15, Nonconforming Buildings and Uses, allows for the

expansion of a nonconforming building is allowed by Paragraph A and the expansion of a nonconforming use is allowed by Paragraph B.

The Planning Commission's action is to consider the Conditional Use Permit as outlined in Chapter 14 of the zoning ordinance. This chapter gives some specific guidelines for Conditional Uses. Some may not apply to this site. I believe the Planning Commission needs to establish some reasonable conditions for this site, keeping in mind the limited history and lack of previous requirements.